



Mississippi Department of Employment Security

Phil Bryant
Governor

Mark Henry
Executive Director

October 15, 2018

Mr. Kent Adams
Bureau of Real Property Management
1401 Woolfolk Building, Suite B
501 North West Street
Jackson, MS 39201-1198

RE: RLP 18-02 for MDES McComb WIN Job Center (260-572-21A)

Dear Mr. Adams:

The Mississippi Department of Employment Security (MDES) issued a Request for Lease Proposals (RLP) for a McComb WIN Job Center. Currently, MDES is sharing space with the Mississippi Department of Human Services (DHS). At the request of the Central Mississippi Planning and Development, MDES was asked to issue an RLP as the shared space was not adequate to effectively serve both DHS and MDES customers for the McComb and surrounding areas.

Two (2) proposals were received as a result of this RLP. Proposal #1 from Pooley Rentals, LLC offered 5,700 square feet of at \$10.88 per square, while Proposal #2 from Manolis Tsagarakis offered 5,103 square feet at \$16.00 per square feet.

Proposal #1 from Pooley rentals, LLC was selected by MDES and approved by the Executive Director. It was not only the lowest priced proposal, but after review, the space will be sufficient to serve as a WIN Job Center for McComb and its surrounding communities. MDES has included in its Lease document requests for improvements to the building prior to occupancy. Those requests can be found in Exhibit A of the RPM 5 Standard Lease Agreement.

Proposal #2 from Manolis Tsagarakis was a satisfactory building; however, it was priced higher and was listed as having a history of asbestos in the building.

It is respectfully requested that MDES be permitted to enter into this lease agreement with Pooley Rentals, LLC, who was selected as the winner of the RLP. Please place this item on the November 7, 2018, meeting for approval by the board.

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MDES is an Equal Employment Opportunity Employer



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Should you have any questions, feel free to contact me.

Sincerely,

Danny Lynch
Procurement Department

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